

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

September 5, 2017

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, S. Radtke, L. Wood, D. Warren, K. Panozzo

MEMBERS ABSENT: A. Riegler, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: J. Paulson, SafeBuilt Building Inspection Dept; R. Horton/C. Horton,
E. Lansing MI

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of August 1, 2017 was made by J. Hilt, supported by S. Radtke and unanimously approved.

NEW BUSINESS

Case 2017-16 – 189 Strong Ave. – Demolition. Applicant: City of Muskegon. District: Campus. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to demolish the house after it was damaged in a fire on August 14, 2017. The Public Safety Director and Building Official of the City of Muskegon requested immediate demolition of all structures in the interest of public safety. Photos of the damaged structure were provide to board members. Staff requested a determination from the State Historic Preservation Office of Michigan (SHPO) on whether the home was listed in the National Register of Historic Places but had not received a response yet.

J. Paulson, Building Inspector, stated that there was extensive fire and water damage to the home. The property was currently vacant, and was owned by the County of Muskegon, who had foreclosed on it due to back taxes. The home had been scheduled to go to auction the day of the fire and arson was suspected. D. Warren asked what would happen if the house was listed on the state's register of historic places. S. Radtke stated that being listed on the state register did not offer protection from demolition; it was more to make people aware of a property's historic nature.

A motion that the HDC approve the request to demolish the structure as proposed as long as all zoning requirements are met and the necessary permits are obtained, was made by L. Wood, supported by S. Radtke and unanimously approved, with J. Hilt, S. Kroes, S. Radtke, L. Wood, D. Warren, and K. Panozzo voting aye.

J. Pesch requested that the Old Business items be postponed, as there were people in attendance who wished to speak under Other Business.

OTHER BUSINESS

487 W. Clay Avenue - R. Horton stated that he lived in Lansing and was interested in purchasing this lot and moving to Muskegon. He was looking for input from the HDC on building a new home on the lot. C. Horton provided some pictures to board members, showing the type of house they were interested in building. Staff and board members answered several of their questions regarding HDC regulations.

OLD BUSINESS

Case 2017-06 – 1347 Peck Street – Siding. J. Pesch provided an update on this case. The homeowner had begun to install the new wood siding. They had previously received staff approval to replace damaged wood siding.

Case 2015-10 – 316 W. Webster Avenue – Doors. J. Pesch stated that he had no new information at this time but he would continue to follow up.

HDC Protocols – Staff and board members discussed HDC protocols and standards, and concurred that they should meet to update those. A tentative meeting date was scheduled for the the February 2018 HDC meeting.

There being no further business, the meeting was adjourned at 4:46 p.m.